

**PLANNING BOARD  
Minutes of the Meeting  
Tuesday, September 1, 2009  
Town Hall, 120 Main Street  
Top floor conference room  
7:00 PM**

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- Members present: John Simons, Chairman  
Richard Rowen, regular member  
Timothy Seibert, regular member  
Courtney LaVolpicelo, regular member  
Michael Colantoni, alternate member
- Member absent: Michael Walsh, regular member
- Staff present: Judy Tymon, Town Planner  
Mary Ippolito, Recording Secretary

Chair called meeting to order at approximately 7:05 pm and announced the postponement.

**POSTPONEMENT:**  
**CONTINUED PUBLIC HEARING:**

**William Gillen, Kelsey Lane 3 lot subdivision.** Leaving existing house on existing lot, two new lots and new roadway within R-2 zoning district. SUBMITTED WAIVER OF TIME CONSTRAINTS.

**Chair called for DISCUSSION:**

Zoning articles for Town Meeting.  
Judy: working w/Tom Urbelis regarding wireless bylaw change, he's working at direction of BOS to put together bylaw that would have specific parcels in Town that would allow wireless installation. Judy: working with GIS mapping tools to identify the parcels and show geographically what it would look like in relation to residential neighborhoods.  
Judy: working on CDD1 and CDD2, had conversations with residents in these districts regarding parcel sizes, etc.  
Jennifer Hughes, Conservation, advised there isn't a lot of depth in this area there are a lot of wetlands and it's a big constraint.  
Chair: wants to walk this area and go to the CDD3 also. This is a bad real estate climate.  
Judy: found discrepancies within bylaw and use table, she's working w/Building Inspector to clear this up.

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TS: Industry will be using more towers at less power and closer together. If we create overlay district and they come back in and say wireless has to be within 20 feet, this makes for problems. Some time down the road telecommunications may just make a wireless device on telephone poles.

Judy: Mark Hutchins, RF Engineer, is aware of this kind of technology, and we have to take this into consideration.

RR: If our citizens are truly upset by a power level that at 1 tenth of 1 percent is allowable by the law, then more education is needed to convince even half the people who are concerned today. So, if we just create overlay districts then we are not solving the problem.

TS: what ever PB comes up with then there would be a counter proposal at Town Meeting and education in the form of public relations effort for both groups should be supported into our strategy. TS: would like to see them put a restriction on 2 percent, because the carrier is meeting that easily. Judy: the question is are we allowed to do that? Chair: we can't solve this problem; it has to go to court because we can't put restrictions on Federal Court. Chair; until litigation issues are resolved we are going to have endless contention. RR: need 2/3 vote he doesn't think were going to get that. CL: it's important to get 2/3 vote on one or the other because if not nothing will change.

Chair: we're at a time where we're trying to manage thru the commercial development. Take Lucent, new zoning is there and nothing is happening. Go back thru Curt Bellavance, Director of Community Development, and start a dialogue; do we want to do something different, is it right or not? Airport is an under used resource but could have a tremendous amount of value. There is a lot of land out there. RR: problem with airport is access to airport. RR: need direct access off Rte. 495 into back side of airport. Chair: D&F project (21 High Street) we should talk to them to make it an interesting project. One problem is power lines run thru part of it and that's where you would want to put buildings, if there are constraints then PB would lose out on creativity. Judy: Mr. Steinberg owns these projects. He has an energy company coming in with 30 to 40 employees, he's doing interior buildups. He's put residential units on hold now. Judy: wants to use rail trail and connect it to downtown area. Chair: CPA funded work in Machine Shop Village in order to do something with the road down town. MC: Schneider Electric has sent a lot of their work to France, so they are smaller. Chair: doesn't see a lot of residential single-family zoning happening within the last 5 years. Should do a mixed use as commercial development will be good use of PB time and ask Curt Bellavance to come and talk about this w/PB.

**Chair called for CONTINUED PUBLIC HEARING:**

**Brooks School, 1160 Great Pond Road.** Renovate existing natural grass soccer fields with synthetic turf, installation of sub-base drainage system, walkways, 200 bleacher seats and sports lighting on both fields within R-1 & R-2 zoning district.

1 Judy: gave a summary of Chris Huntress' review. Judy: did site walk w/Con/Com and  
2 Lisa Eggleston, Chris Huntress, John Trovage, Charlotte Murphy, to determine if there  
3 was a violation of the current drainage system and in their opinion there was no violation  
4 and the new system will not have to go thru Con/Com; see submitted letter in PB packets.  
5 Ms Eggleston finished her review, there will be additional runoff from upper field, but  
6 drainage impact would be negligible. Letter submitted from Mr. Titterington, 64  
7 Champion Road for the record. Mr. Huntress included a photo analysis, met w/Gerry  
8 Brown, Building Inspector, and determined what they are proposing is similar at the high  
9 school and there is no zoning bylaw that governs lights or lighting. Mr. Huntress: made  
10 progress since last PB meeting of July 21<sup>st</sup>, he did a site walk on Aug. 1st and Aug. 19<sup>th</sup>.  
11 He made the calculation analysis better which is submitted in his report.

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13 Chair: what type of field is going in? Mr. Huntress: submitted a sample of synthetic turf  
14 sub base pad, turf is 1 inch and ½ inch is filled with rubber. Brooks eliminated the use of  
15 re-cycle tires. Cost approximately \$100K for cost of field. Referenced Mr. Titterington's  
16 letter regarding 80 to 100 foot poles. Mr. Huntress: Existing trees are approximately 80  
17 feet tall. Candles go from 50 foot down to 1foot; evergreen trees will provide a buffer.  
18 Mr. Huntress: what is schedule of time to turn off lights? Brooks is committed to end at  
19 10:00pm and lights out at 10:30 pm. Brooks doesn't anticipate playing night games; this  
20 is just for the use of the students and to make better fields on their own campus.

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22 John Trovage, Facilities Manager for Brooks School, doesn't plan on changing their  
23 activities what so ever. No planned increase for the use for these fields. Brooks wants to  
24 get their students outside earlier in the season. Soccer camp students use the fields in  
25 July and August, no need for further lightning. The lights could be on until 7pm or so  
26 during football season, but the students come in and go into study hall right after that.  
27 Brooks league doesn't play night games. TS: what does foot candle reading mean? Mr.  
28 Huntress: exit building need one foot candle; to read a document you need 7 foot  
29 candles; 30 foot candles sufficient for practice; 50 foot candles required for faster sports;  
30 100 foot candles required for televised.

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32 Mark Woodworth, 80 Champion Road: there are other fields available to use why do these  
33 particular fields that are bordering his property need to be used? Adults and children  
34 urinating near his property line. Chair: work this issue out with Brooks as it's not  
35 germane to this application. Mr. Woodworth: issue is the lights; kids will play at night  
36 because it's cooler then during the daytime. RR: you're asking Brooks not to utilize their  
37 property. Brooks could build a house within 30 feet of his property line. Mr.  
38 Woodworth: why can't Brooks move these soccer fields down a bit? The stands will  
39 hold 250 people who will be abutting his property line. He wants something submitted in  
40 writing about the time lights will be turned off.

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42 Jim LaCourse, 96 Champion Road: if Brooks has an occasional need for practice put it on  
43 a field that won't affect the noise level. If they need occasional use of lights put it away  
44 from residential neighborhood and reposition lights away from residential neighborhood.  
45 Why do they have to put potential night activity 50 feet from his house? It's disruptive to  
46 what he's working hard for.

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Mr. Huntress: Boys' soccer has more use for these fields. Brooks has chosen this area with relationship to the lake, highlighted buffer zones to water supply, non-disturb, non-discharge, general zone, 1/2 of the field is outside of one of these zones. Brooks did everything they could to minimize glare and significant buffer of trees is helpful. .

Chair: what is timing of the lights and when do they get turned off? Mr. Huntress: activity done by 10pm and lights turned off at 10:30pm.

Chair: keep this hearing open.

Mr. Woodworth: has issue during summer he doesn't want the camps going until 10 or 10:30pm he wants a time limit as to when these games are over. John Trovage: Brooks has paid a sizable amount of money to light these fields, there isn't any such restriction on the high school fields. Brooks runs these summer camps thru 2nd week of July to 3<sup>rd</sup> week in August. Brooks is limited in picking a full size field.

Mr. Woodworth: high school doesn't have any neighbors it's a very different setting than Brooks. He wants to make sure they aren't there every night until 10:30 pm.

Chair: can't dictate Brooks's business policies as a school.

**Chair called for CONTINUED PUBLIC HEARING:**

**Eugene & Anne Saragnese, 105 Bonny Lane**, requesting a Watershed Special Permit to raze existing residential dwelling and rebuild new residential dwelling with footprint enlarged by 1169 s.f., construct a deck, widening of existing driveway, minor site grading changes, installation of drainage structure within Non-Disturbance zone in R-1 zoning district.

Judy: met w/Jack Sullivan, reviewed files for 880 Great Pond Road and looked at files for 1025 Osgood St. Jack Sullivan, Engineer, presented a new plan and narrative. Drainage is increased to 48 inches, changed driveway it's all impervious area now. Existing grassy area will remain per Lisa Eggleston's recommendation; restrict deed to use total organic fertilizer, no tree cutting within 150 foot buffer. Property is on Town sewer. Mr. Sullivan submitted a letter from Mr. Saragnese, applicant, to the PB he understands this is drinking water for the Town. Property is within 150 feet of the lake. There will be no lawn expansion for this project, and applicant agreed to deed restriction. No trees will be cut within 150 foot to lake. Minor grading changes. No additional rates of run off. Submitted written support of this project by 3 neighbors. RR: was house on Town sewer? Mr. Sullivan: it was on septic. RR: What date did the old septic system terminate? Mr. Sullivan: he'll check w/BOH. Mr. Sullivan: Building Inspector determined how to calculate GFA, he looks at overall footprint of the border to determine GFA. Chair: applicant wrote a nice letter. Mr. Sullivan: wants Judy to e-mail a draft decision to him. RR: put in no cutting within 150 feet of lake, this is strictly for this project. Judy: maintenance would be allowed (like taking down dead trees).  
Keep meeting open and draft a decision.

1 **MINUTES OF THE MEETING:**

2 **August 18, 2009 “Minutes”**

3 Motion by TS to accept the Minutes, 2<sup>nd</sup> by CL, vote was unanimous.

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5 Motion to adjourn by RR, 2<sup>nd</sup> by CL, meeting was adjourned at approximately 8:30pm.

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By order of the Planning Board

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Approved

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Please note: The Planning Board reserves the right to take items out of order and to discuss/or vote on items that are not listed on the agenda.

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